GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Metropolitan Region Development Authority Change of land use from Residential Land use to mixed land use to an extent of Acs. 22.19 cents in Sy. No. 394, 395/p, 396/p & 397/p of Madhurawada, Visakhapatnam as IT & IteS city with supporting hospitality, commercial, social and recreational infrastructure– Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 178 Dated: 20-05-2019

Read the following:-

1. Lr.Rc.No.11025/49/2018/L5, Dt.19.07.2018 of VC, VUDA, Visakhapatnam.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No. MAU01-28021/32/2018-M SEC-MAUD(M1), Dated: 28.08.2018
5. Notification No.568, Dated:29.08.2018 published in Part-I of Andhra Pradesh Gazette.
6. Lr.Rc.No.11025/49/2018/L5 (e-508422), Dated 06.05.2019 of MC, VMRDA, Visakhapatnam.

***

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.568, Part-I, Dated:29.08.2018. In the letter 6th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period.. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:20.05.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam

Copy to:
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016

VARIATION

The site falling in Survey No. 394, 395P, 396P & 397P of Madhurawada (V), Visakhapatnam admeasuring an area of Acs. 22.19 Cts. The boundaries which are given in the scheduled below which was earmarked for Residential land use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam :-

The zoning regulations for mixed land use is as follows:-
Uses permitted:- All activities [except industries] permitted in Residential, Local commercial, Central commercial uses, Public & Semi public use zone are permissible.
Permissiable uses on appeal of the VUDA:- All activities [except industries] permissible on appeal to the VUDA in Residential use, Local commercial use, Central commercial use, Public & Semi public use zone are permissible.
Uses prohibited:- All industrial uses are prohibited.

The change of land use proposal is subject to the following conditions:-

1. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Kapuluppada Village Boundary.
East : Devasthanam Land in S. No. 396p & 397p of Madhurawada (V).
South : Haritha project in S. No. 395p & 397p of Madhurawada.
West : S.No. 108p, Haritha Project and 100'-0" Road in S. No. 394p, 109p, 395p & 110p of Madhurawada.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER